HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: February 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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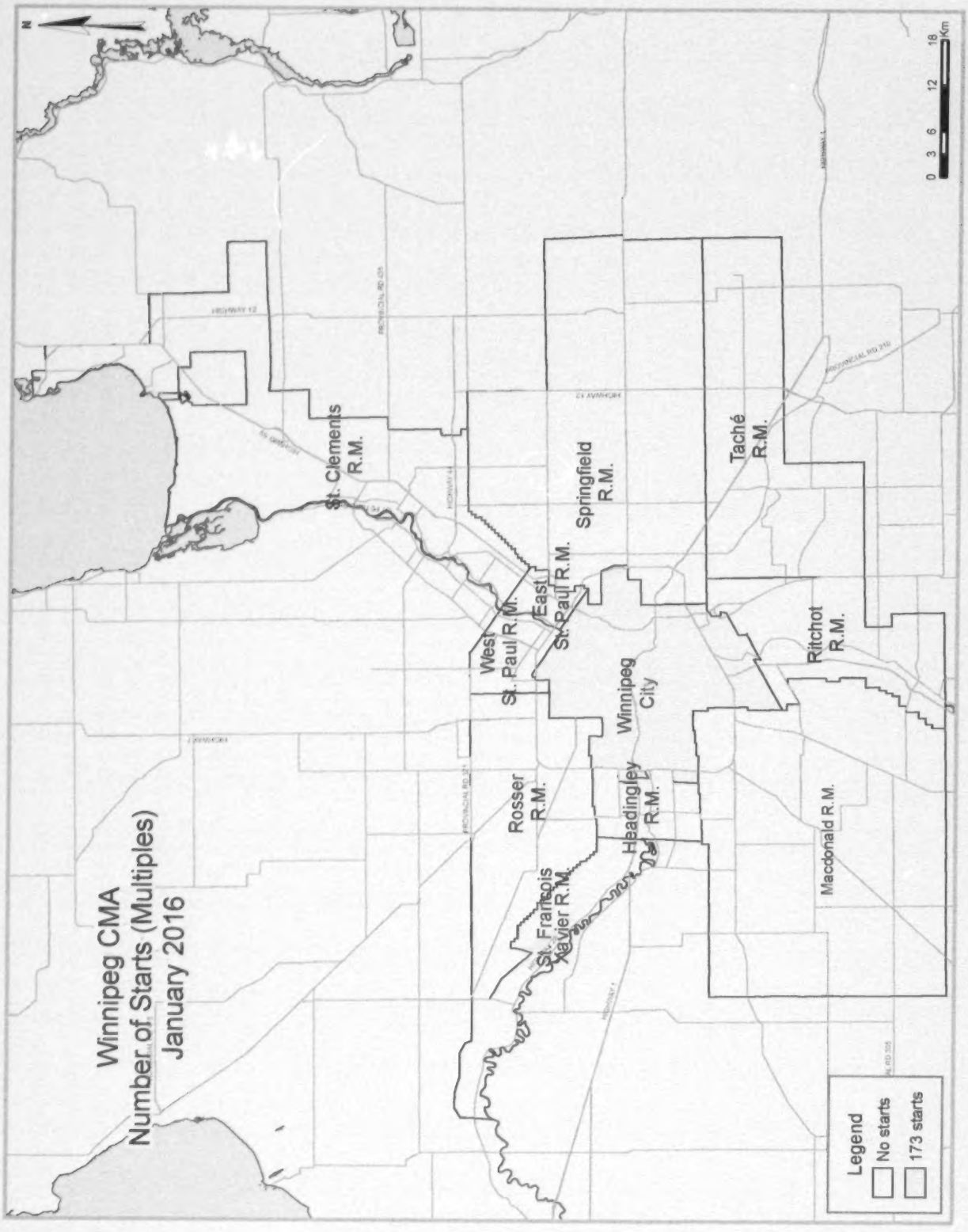
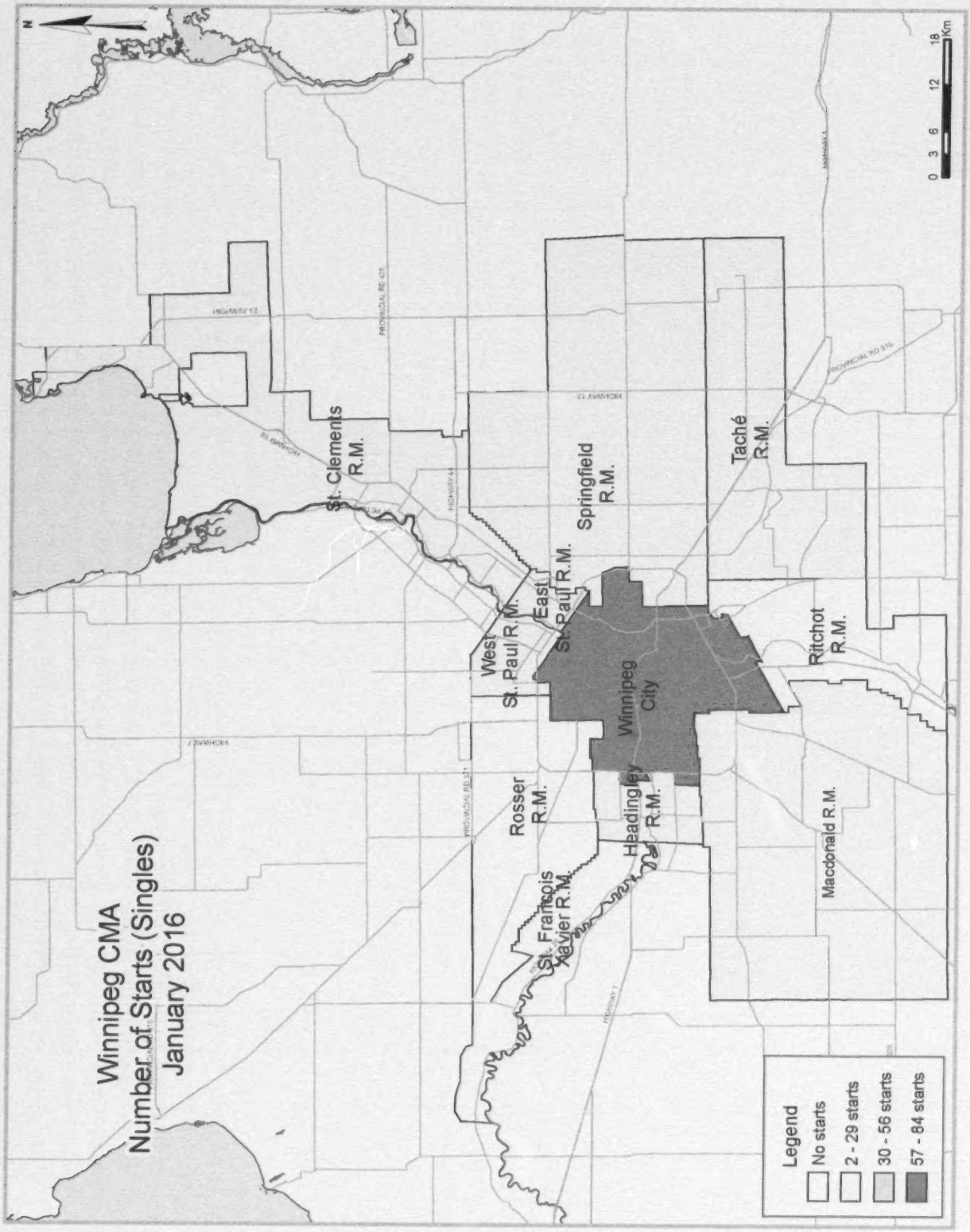
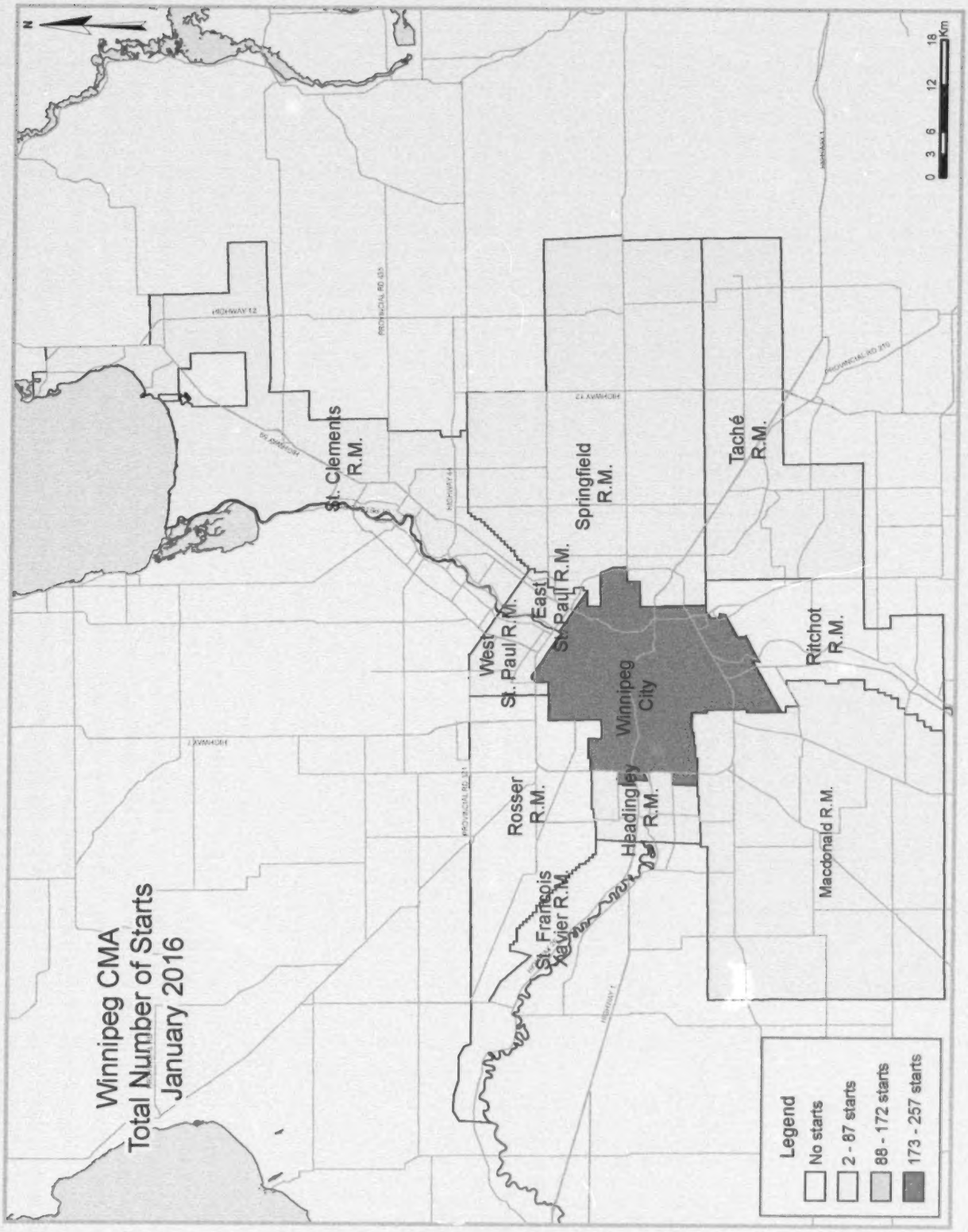

Winnipeg CMA
Number of Starts (Multiples)
January 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
173 starts
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 29 starts
30 - 56 starts
57 - 84 starts


Winnipeg CMA
Total Number of Starts
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St. Clements R.M.
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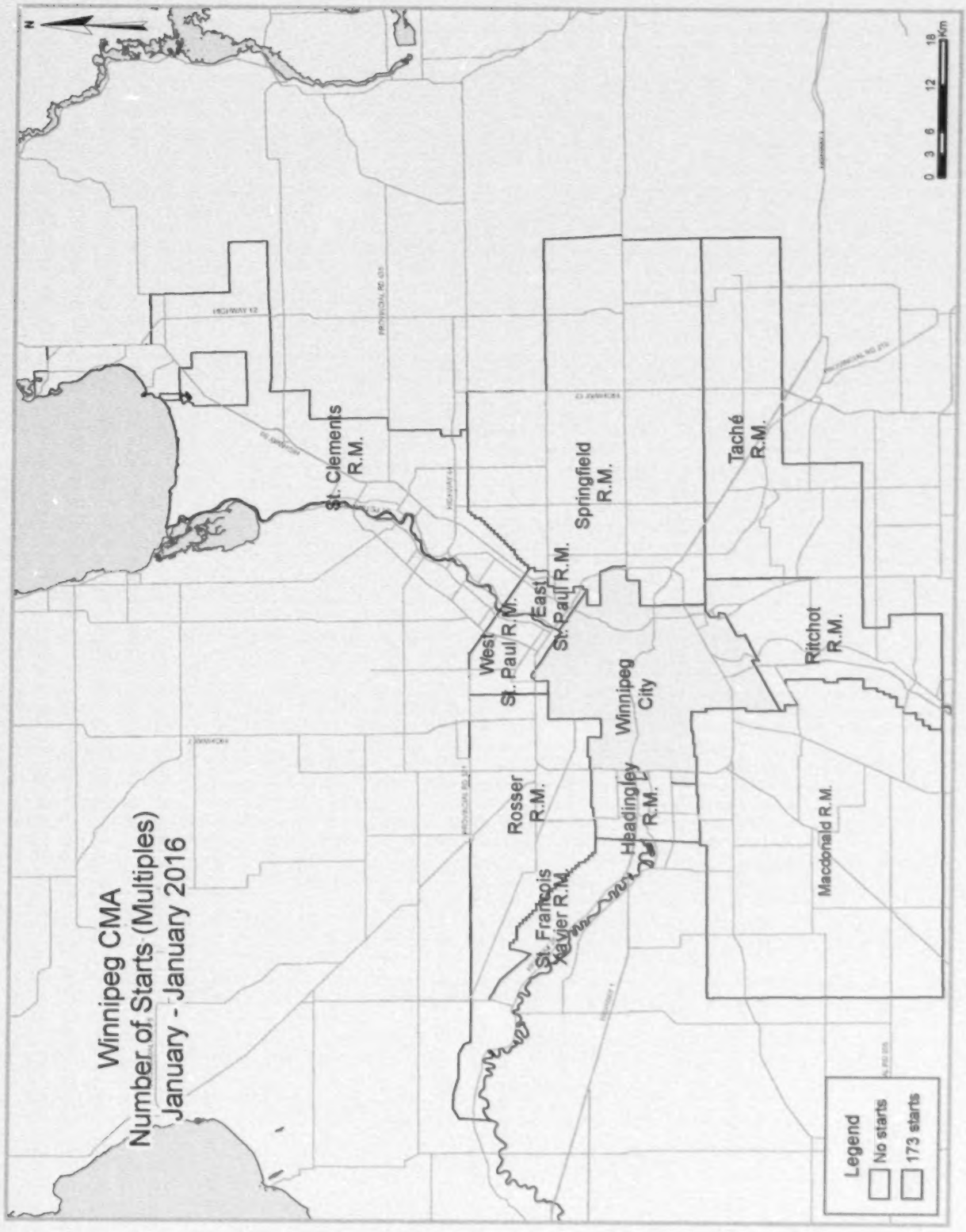
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 87 starts
88 - 172 starts
173 - 257 starts


Winnipeg CMA
Number of Starts (Multiples)
January - January 2016
N
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St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
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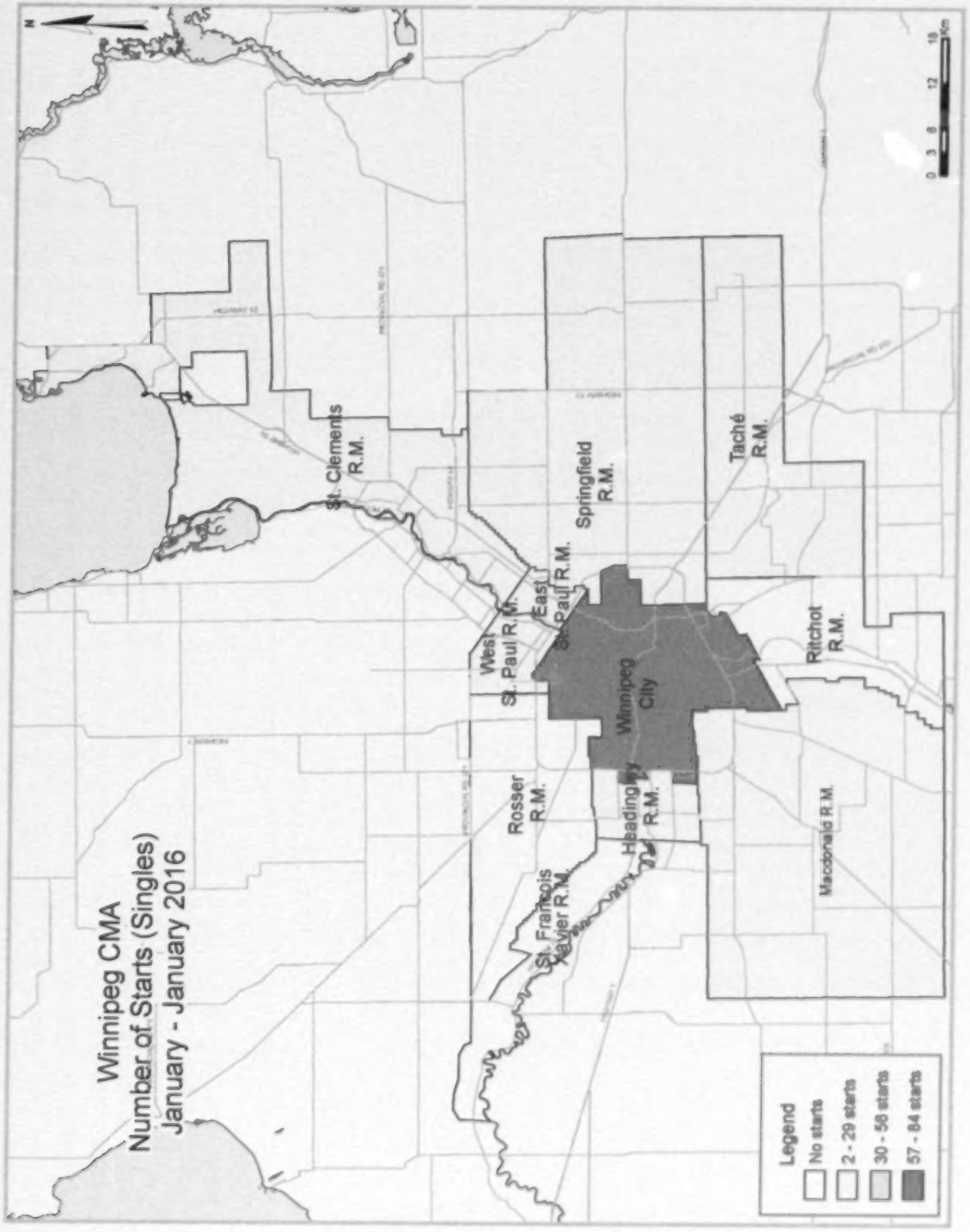
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
173 starts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Legend
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2 - 29 starts
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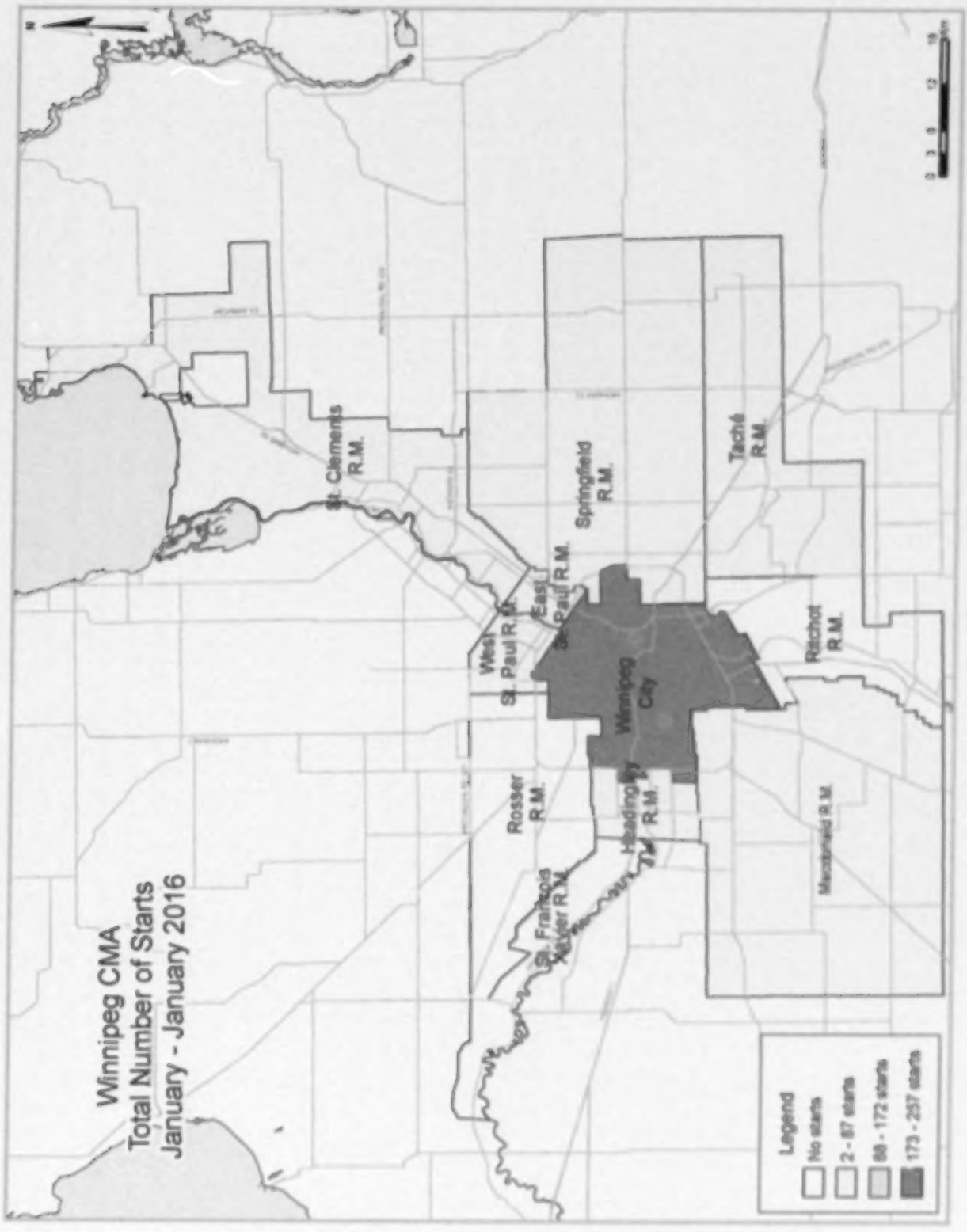
Winnipeg CMA
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January - January 2016
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Springfield R.M.
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West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 87 starts
88 - 172 starts
173 - 257 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2016		
Winnipeg CMA[1]	December 2015	January 2016
Trend[2]	5,072	4,496
SAAR	3,750	3,991
	January 2015	January 2016
Actual		
January - Single-Detached	114	111
January - Multiples	306	173
January - Total	420	284
January to January - Single-Detached	114	111
January to January - Multiples	306	173
January to January - Total	420	284

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Winnipeg CMA
January 2016

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS [2]									
January 2016	111	12	0	0	12	0	0	146	269
January 2015	119	20	0	0	11	0	48	329	527
% Change	-6.7	-40.0	n/a	n/a	9.1	n/a	-100.0	-55.7	-49.0
Year-to-date 2016	111	12	0	0	12	0	0	146	269
Year-to-date 2015	119	20	0	0	11	0	48	329	527
% Change	-6.7	-40.0	n/a	n/a	9.1	n/a	-100.0	-55.7	-49.0
UNDER CONSTRUCTION									
January 2016	1,310	170	4	1	249	1,206	61	3,804	6,725
January 2015	1,749	92	6	3	323	1,813	61	1,745	5,792
% Change	-25.1	84.8	-33.3	-66.7	-22.7	-33.5	0.0	67.6	16.1
COMPLETIONS									
January 2016	86	0	0	0	36	32	0	0	154
January 2015	177	12	0	0	0	0	0	71	260
% Change	-51.4	-100.0	n/a	n/a	n/a	n/a	n/a	-91.5	-40.8
Year-to-date 2016	86	0	0	0	36	32	0	0	154
Year-to-date 2015	177	12	0	0	0	0	0	71	260
% Change	-51.4	-100.0	n/a	n/a	n/a	n/a	n/a	-91.5	-40.8
COMPLETED & NOT ABSORBED									
January 2016	267	31	4	2	89	403	n/a	n/a	796
January 2015	229	16	0	2	29	196	n/a	n/a	472
% Change	16.6	93.8	n/a	0.0	206.9	105.6	n/a	n/a	68.6
ABSORBED									
January 2016	31	12	0	0	20	22	n/a	n/a	127
January 2015	136	7	0	0	1	2	n/a	n/a	146
% Change	-77.2	71.4	n/a	n/a	n/a	n/a	n/a	n/a	-13.0
Year-to-date 2016	31	12	0	0	20	22	n/a	n/a	127
Year-to-date 2015	136	7	0	0	1	2	n/a	n/a	146
% Change	-77.2	71.4	n/a	n/a	n/a	n/a	n/a	n/a	-13.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total[1]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
January 2018	65	10	0	0	10	0	0	106	201
January 2017	69	14	0	0	0	0	60	227	370
East St. Paul R.M.									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	0	0	0	0	0	0	0	0	0
Headingley R.M.									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	0	0	0	0	0	0	0	0	0
Rockwood R.M.									
January 2018	10	0	0	0	0	0	0	0	10
January 2017	5	0	0	0	0	0	0	0	5
Taché R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	2	2	0	0	0	0	0	0	4
Tache R.M.									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	0	0	0	0	0	0	0	0	0
Rest Metro									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2018	101	10	0	0	10	0	0	106	201
January 2017	119	20	0	0	0	0	60	227	370

Source: CMHC Starts and Completions Survey, Rental Vacancies Survey

Table 1.2 Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other	
WINNIPEG CMA									
Winnipeg City									
January 2016	451	172	0	1	106	174	70	1,053	2,026
January 2015	659	70	0	0	114	738	70	174	2,234
East St. Paul CA									
January 2016	12	0	0	0	0	0	0	0	12
January 2015	67	0	0	0	0	0	0	0	67
Headingley CA									
January 2016	14	0	0	0	0	0	0	0	14
January 2015	12	0	0	0	0	0	0	0	12
Rockwood CA									
January 2016	10	0	0	0	0	0	0	0	10
January 2015	10	0	0	0	0	0	0	0	10
Stonewall CA									
January 2016	14	2	0	0	0	0	0	0	16
January 2015	13	2	0	0	0	60	0	0	85
Stonewall CA									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	3	0	0	0	0	0	0	0	3
St. Clements CA									
January 2016	19	0	0	0	0	0	0	0	19
January 2015	11	0	0	0	0	0	0	0	11
St. Francois Xavier CA									
January 2016	1	0	0	0	0	0	0	0	1
January 2015	6	0	0	0	0	4	0	0	6
Springfield CA									
January 2016	10	0	0	0	0	0	0	0	10
January 2015	10	30	0	0	0	0	0	0	37
Tache CA									
January 2016	14	0	0	0	0	48	0	0	62
January 2015	10	0	0	0	0	50	0	0	70
West St. Paul CA									
January 2016	15	0	0	0	0	0	0	0	15
January 2015	19	0	0	0	0	0	0	0	19
Rest Reserve									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2016	1,018	178	0	1	106	1,026	70	1,053	3,733
January 2015	1,194	98	0	0	114	1,016	70	1,174	3,711

Source: CMHC Starts and Completions Survey, Rental Absorption Survey

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
January 2016	63	0	0	0	36	32	0	6	137
January 2015	150	10	0	0	0	0	0	71	231
East St. Paul R.M.									
January 2016	5	0	0	0	0	0	0	0	5
January 2015	1	0	0	0	0	0	0	2	1
Headingley R.M.									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	1	0	0	0	0	0	0	0	1
Macdonald R.M.									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	7	0	0	0	0	0	0	0	7
Rivelot R.M.									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	2	2	0	0	0	0	0	0	4
Rosser R.M.									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
January 2016	6	0	0	0	0	0	0	0	6
January 2015	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	1	0	0	0	0	0	0	0	1
Springfield R.M.									
January 2016	4	0	0	0	0	0	0	0	4
January 2015	7	0	0	0	0	0	0	0	7
Taché R.M.									
January 2016	3	0	0	0	0	0	0	0	3
January 2015	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
January 2016	5	0	0	0	0	0	0	0	5
January 2015	0	0	0	0	0	0	0	0	0
First Nations									
January 2016	0	0	0	0	0	0	0	0	0
January 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2016	86	0	0	0	36	32	0	6	160
January 2015	177	12	0	0	0	0	0	71	260

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
January 2016	197	17	1	2	89	372	n/a	n/a	678
January 2015	214	13	0	2	55	110	n/a	n/a	394
East St. Paul R.M.									
January 2016	5	0	0	0	0	0	n/a	n/a	5
January 2015	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
January 2016	14	0	0	0	0	0	n/a	n/a	14
January 2015	15	0	0	0	2	0	n/a	n/a	17
Ritchot R.M.									
January 2016	6	1	0	0	0	17	n/a	n/a	24
January 2015	8	1	0	0	22	8	n/a	n/a	39
Rosser R.M.									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
January 2016	4	0	0	0	0	0	n/a	n/a	4
January 2015	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
January 2016	9	3	3	0	0	0	n/a	n/a	15
January 2015	10	2	0	0	0	0	n/a	n/a	12
Taché R.M.									
January 2016	8	0	0	0	0	16	n/a	n/a	24
January 2015	3	0	0	0	0	28	n/a	n/a	31
West St. Paul R.M.									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	1	0	0	0	0	0	n/a	n/a	1
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2016	247	21	4	2	89	405	n/a	n/a	768
January 2015	259	16	0	2	79	146	n/a	n/a	502

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
January 2016	65	14	0	0	39	52	n/a	n/a	170
January 2015	127	6	0	0	1	2	n/a	n/a	136
East St. Paul R.M.									
January 2016	4	0	0	0	0	0	n/a	n/a	4
January 2015	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
January 2016	2	0	0	0	0	0	n/a	n/a	2
January 2015	7	0	0	0	0	0	n/a	n/a	7
Ritchot R.M.									
January 2016	1	0	0	0	0	0	n/a	n/a	1
January 2015	1	1	0	0	0	0	n/a	n/a	2
Rosser R.M.									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
January 2016	4	0	0	0	0	0	n/a	n/a	4
January 2015	6	0	0	0	0	0	n/a	n/a	6
St. Francois Xavier R.M.									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
January 2016	5	1	0	0	0	0	n/a	n/a	6
January 2015	8	0	0	0	0	0	n/a	n/a	8
Taché R.M.									
January 2016	3	0	0	0	0	0	n/a	n/a	3
January 2015	3	0	0	0	0	0	n/a	n/a	3
West St. Paul R.M.									
January 2016	6	0	0	0	0	0	n/a	n/a	6
January 2015	1	0	0	0	0	0	n/a	n/a	1
First Nations									
January 2016	0	0	0	0	0	0	n/a	n/a	0
January 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2016	91	15	0	0	39	52	n/a	n/a	197
January 2015	156	7	0	0	1	2	n/a	n/a	166

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Winnipeg City	84	89	18	16	9	59	146	227	257	391	-34.3
East St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	10	5	0	0	0	0	0	0	10	5	100.0
Ritchot R.M.	0	2	0	2	0	0	0	0	0	4	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	2	2	0	2	0	0	0	0	2	4	-50.0
Tache R.M.	3	0	0	0	0	0	0	0	3	0	n/a
West St. Paul R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	111	114	18	20	9	59	146	227	284	420	-32.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	84	89	18	16	9	59	146	227	257	391	-34.3
East St. Paul R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	10	5	0	0	0	0	0	0	10	5	100.0
Ritchot R.M.	0	2	0	2	0	0	0	0	0	4	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	2	2	0	2	0	0	0	0	2	4	-50.0
Tache R.M.	3	0	0	0	0	0	0	0	3	0	n/a
West St. Paul R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	111	114	18	20	9	59	146	227	284	420	-32.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Winnipeg City	9	11	0	48	0	0	146	227
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	9	11	0	48	0	0	146	227

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	9	11	0	48	0	0	146	227
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	9	11	0	48	0	0	146	227

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Winnipeg City	96	105	15	11	146	275	257	391
East St. Paul R.M.	2	5	0	0	0	0	2	5
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	10	5	0	0	0	0	10	5
Ritchot R.M.	0	4	0	0	0	0	0	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	2	4	0	0	0	0	2	4
Tache R.M.	3	0	0	0	0	0	3	0
West St. Paul R.M.	2	4	0	0	0	0	2	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	123	134	15	11	146	275	284	420

Table 2.5: Starts by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	96	105	15	11	146	275	257	391
East St. Paul R.M.	2	5	0	0	0	0	2	5
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	10	5	0	0	0	0	10	5
Ritchot R.M.	0	4	0	0	0	0	0	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	2	4	0	0	0	0	2	4
Tache R.M.	3	0	0	0	0	0	3	0
West St. Paul R.M.	2	4	0	0	0	0	2	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	123	134	15	11	146	275	284	420

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	% Change
Winnipeg City	63	150	2	10	34	0	38	71	137	231	-40.7
East St. Paul R.M.	5	1	0	0	0	0	0	0	5	1	**
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	0	7	0	0	0	0	0	0	0	7	-100.0
Ritchot R.M.	0	2	0	2	0	0	0	0	0	4	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	4	7	0	0	0	0	0	0	4	7	-42.9
Tache R.M.	3	3	0	0	0	0	0	0	3	3	0.0
West St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	86	177	2	12	34	0	38	71	160	260	-38.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	63	150	2	10	34	0	38	71	137	231	-40.7
East St. Paul R.M.	5	1	0	0	0	0	0	0	5	1	**
Headingley R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
MacDonald R.M.	0	7	0	0	0	0	0	0	0	7	-100.0
Ritchot R.M.	0	2	0	2	0	0	0	0	0	4	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	5	0	0	0	0	0	0	6	5	20.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	4	7	0	0	0	0	0	0	4	7	-42.9
Tache R.M.	3	3	0	0	0	0	0	0	3	3	0.0
West St. Paul R.M.	5	0	0	0	0	0	0	0	5	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	86	177	2	12	34	0	38	71	160	260	-38.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Winnipeg City	34	0	0	0	32	0	6	71
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	34	0	0	0	32	0	6	71

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	34	0	0	0	32	0	6	71
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	34	0	0	0	32	0	6	71

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015	Jan 2016	Jan 2015
Winnipeg City	63	160	68	0	6	71	137	231
East St. Paul R.M.	5	1	0	0	0	0	5	1
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	0	7	0	0	0	0	0	7
Ritchot R.M.	0	4	0	0	0	0	0	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	4	7	0	0	0	0	4	7
Tache R.M.	3	3	0	0	0	0	3	3
West St. Paul R.M.	5	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	**86**	**189**	**68**	**0**	**6**	**71**	**160**	**260**

Table 3.5: Completions by Submarket and by Intended Market
January - January 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	63	160	68	0	6	71	137	231
East St. Paul R.M.	5	1	0	0	0	0	5	1
Headingley R.M.	0	1	0	0	0	0	0	1
MacDonald R.M.	0	7	0	0	0	0	0	7
Ritchot R.M.	0	4	0	0	0	0	0	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	5	0	0	0	0	6	5
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	4	7	0	0	0	0	4	7
Tache R.M.	3	3	0	0	0	0	3	3
West St. Paul R.M.	5	0	0	0	0	0	5	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	**86**	**189**	**68**	**0**	**6**	**71**	**160**	**260**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Range										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
January 2016	21	32.3	17	26.2	13	20.0	3	4.6	11	16.9	65	-	415,323
January 2015	14	11.2	37	29.6	37	29.6	18	14.4	19	15.2	125	-	433,432
Year-to-date 2016	21	32.3	17	26.2	13	20.0	3	4.6	11	16.9	65	-	415,323
Year-to-date 2015	14	11.2	37	29.6	37	29.6	18	14.4	19	15.2	125	-	433,432
East St. Paul R.M.													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Headingley R.M.													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
MacDonald R.M.													
January 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	557,298
Year-to-date 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	557,298
Rockwood R.M.													
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
January 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Rosser R.M.													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
January 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
January 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
St. Francois Xavier R.M.													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 6: Absorbed Single-Detached Units by Price Range
January 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
January 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
January 2015	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	-	349,360
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	-	349,360
Ritchot R.M.													
January 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
January 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
West St. Paul R.M.													
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	600,000
January 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
First Nations													
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
January 2016	26	32.9	18	22.8	14	17.7	4	5.1	17	21.5	79	-	402,219
January 2015	18	12.4	41	28.3	40	27.6	19	13.1	27	18.6	145	-	402,272
Year-to-date 2016	26	32.9	18	22.8	14	17.7	4	5.1	17	21.5	79	-	402,219
Year-to-date 2015	18	12.4	41	28.3	40	27.6	19	13.1	27	18.6	145	-	402,272

Source: CMHC (Market Absorption Survey)

Table 6.1 Average Price ($) of Absorbed Single-detached Units
January 2016

Submarket	Jan 2016	Jan 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	$[redacted]	$[redacted]	n.a.	$[redacted]	$[redacted]	n.a.
East St. Paul (RM)	-	-	n/a	-	-	n/a
Headingley (RM)	-	-	n/a	-	-	n/a
MacDonald (RM)	-	[redacted]	n/a	-	[redacted]	n/a
Rockwood (RM)	-	-	n/a	-	-	n/a
Rosser (RM)	-	-	n/a	-	-	n/a
St. Clements (RM)	-	-	n/a	-	-	n/a
St. Francois Xavier (RM)	-	-	n/a	-	-	n/a
Springfield (RM)	-	[redacted]	n/a	-	[redacted]	n/a
Taché (RM)	-	-	n/a	-	-	n/a
West St. Paul (RM)	[redacted]	-	n/a	[redacted]	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

Source: CMHC (Market Absorption Survey)

Table 1: MLS® Residential Activity for Winnipeg
January 2016

		Number of Sales	Y/Y% ▼	Sales $M	Number of New Listings	New Listings $M	Sales-to-New Listings SR	Average Price ($)	Y/Y% ▼	Average Price ($) $M
2015	January	504	4.7	(.)$91	(.)846	(.)$1k	59.6	$81,414	4.4	($5,854)
	February	608	3.0	$92	(.)771	(.)$27	78.9	$86,837	3.8	($7,414)
	March	807	(8.1)	(.)$29	1,179	$166	68.5	$81,849	(.)1	($1,994)
	April	(.)1,121	9.7	(.)$34	1,550	(.)$49	72.1	$92,456	5.6	$6,180
	May	(.)1,304	3.4	(.)$37	1,985	(.)$58	65.9	$87,587	6.2	($4,697)
	June	(.)1,497	6.3	$54	2,392	(.)$5	62.7	$81,169	0.4	($5,308)
	July	(.)1,335	2.2	(.)$15	2,141	(.)$90	62.4	$81,489	4.8	$5,384
	August	(.)1,197	(0.9)	(.)$6	(.)989	(.)$5	60.5	$76,397	3.3	$8,143
	September	(.)$96	3.8	(.)$19	1,644	(.)$54	58.5	$79,594	4.0	$1,534
	October	(.)$11	6.7	(.)$33	(.)$79	(.)$61	59.0	$71,709	0.4	($5,885)
	November	$845	(0.1)	(.)$46	(.)$5	(.)$33	57.9	$78,134	4.3	$6,779
	December	$98	4.3	(.)$10	$86	(.)$57	56.7	$54,490	2.8	$1,317
2016	January	$36	4.3	(.)$71	(.)$33	(.)$56	55.3	$75,134	3.9	$6,334
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	5,130	6.7		6,715			$77,759	6.7	
	Q1 2016	n/a			n/a			n/a		
	YTD 2015	504	6.7		1,366			$81,414	4.4	
	YTD 2016	536	4.3		1,233			$75,134	3.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA®, adapted from MLS® data supplied by CREA.

Table 6: Economic Indicators
January 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64		126.7	423	6.3	68.7	864
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

'P & I' means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
'NHPI' means New Housing Price Index
'CPI' means Consumer Price Index
'SA' means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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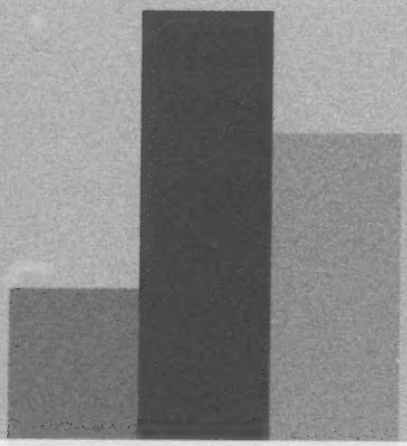

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